

TRANSFER  
TAX  
PAID

52-394

## WARRANTY DEED

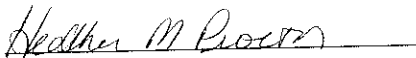
023802

KNOW ALL MEN BY THESE PRESENTS, that FERRIS BROTHERS, INC., a Maine business corporation with its principal place of business in Waterville, Maine, for consideration paid, grant to FERRIS FAMILY LLC, of Waterville, County of Kennebec, and State of Maine, with **Warranty Covenants**, a certain lot or parcel of land situated in the Town of Waterville, County of Kennebec, and State of Maine being bounded and described as follows to wit:


See attached Exhibit A.

**IN WITNESS WHEREOF** the said FERRIS BROTHERS, INC., has caused these presents to be executed in its name and behalf by E. Michael Ferris, its President, hereunto duly authorized this 17<sup>th</sup> day of August, 2001.

SIGNED, SEALED AND DELIVERED



FERRIS BROTHERS, INC.


  
By: E. Michael Ferris  
Its President

State of Maine  
Kennebec, ss

August 17, 2001

Then personally appeared the above-named E. Michael Ferris and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

  
Notary Public  
Kathleen A. Jackson

## EXHIBIT A

K & K Land Surveyors, Inc.  
P. O. Box 536  
Bakland, NE 68963  
Tel: 1-(202)-465-7077  
August 13, 2001

52-394

DESCRIPTION  
Land Owned by  
Farris Brothers, Inc.  
Main Street and  
College Avenue  
Waterville, ME

A certain lot or parcel of land, together with the improvements thereon, situated easterly of Main Street and westerly of College Avenue, situated, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at iron pin found in the easterly right of way line of Main Street at the southwesterly corner of the land conveyed by the Maine Central Railroad Company to Richard I. Parkhurst (hereinafter "Parkhurst") by deed dated June 4, 1991 and recorded in the Kennebec County Registry of Deeds (hereinafter "the Kennebec Registry") Book 3927, Page 64; thence by the following courses and distances, to wit:

1) South Eighty-five Degrees, Fifty-four Minutes, Thirty Seconds East (S 85°-54'-30" E) along the southerly line of the land owned by Parkhurst, a distance of One Hundred Fifty and 56/100ths (150.56) feet to an iron pin found on said line at the northwesterly corner of the land conveyed by Ronald Biquere et al. to Richard I. Parkhurst et al. by deed dated May 23, 1988 and recorded in the Kennebec Registry Book 3353, Page 249; thence

2) South Nine Degrees, Forty-two Minutes, Forty-one Seconds West (S 09°-42'-41" W) along the westerly line of the second parcel of land owned by Parkhurst, a distance of Forty and 61/100ths (40.61) feet to an iron rod set at the southwesterly corner of said land; thence

3) South Eighty Degrees, Sixteen Minutes, Four Seconds East (S 80°-16'-04" E) along the southerly line of the second parcel of land owned by Parkhurst, a distance of Two Hundred Eight and 38/100ths (208.38) feet to an iron pin found at the southeasterly corner of said land, and found at the southwesterly corner of the land conveyed by Railroad Square Professional Building to Jeffrey H. Lovitz (hereinafter "Lovitz") by deed dated March 12, 1996 and recorded in the Kennebec Registry Book 5086, Page 139; thence

4) South Eighty Degrees, Three Minutes, Thirteen Seconds East (S 80°-03'-13" E) along a southerly line of the land owned by Lovitz, a distance of One Hundred Fifty-nine and 58/100ths (159.58) feet to a drill hole set at the southeasterly corner of the land owned Lovitz; thence

52-394

5) North Forty-five Degrees, Twelve Minutes, Twenty-two Seconds East (N 45°-12'-22" E) along an easterly line of the land owned by Lovitz, a distance of Sixty-three and 58/100ths (63.58) feet to a drill hole set at a corner thence

6) South Fifty-seven Degrees, Thirty-seven Minutes, Thirty Seconds East (S 57°-37'-30" E) along a southerly line of the land owned by Lovitz, a distance of Sixteen and 98/100ths (16.98) feet to an iron pin found at the southwesterly corner of the land conveyed by David M. Palmer et al. to Waterville Burger Corporation by deed dated June 9, 1982 and recorded in the Kennebec Registry Book 2403, Page 331; thence

7) South Fifty-seven Degrees, Thirty-seven Minutes, Twenty-nine Seconds East (S 57°-37'-29" E) along the southerly line of the land owned by Waterville Burger Corporation, a distance of One Hundred Thirty-two and 51/100ths (132.51) feet to an iron pin found on the westerly right of way line of College Avenue; thence

8) In a general southerly direction along the westerly right of way line of College Avenue following a curve to the right with a radius of Two Hundred Sixty-two and 88/100ths (262.88) feet and with a central angle of Twelve Degrees, Fifteen Minutes, Forty-eight Seconds (12°-15'-48"), an arc distance of Fifty-six and 88/100ths (56.88) feet to a highway monument found on said line; thence

9) South Thirty-four Degrees, Fifteen Minutes, Fifty-two Seconds West (S 34°-15'-52" W) along the westerly right of way line of College Avenue, a distance of One Hundred Five and 81/100ths (105.81) feet to an iron rod set on said line at the northeasterly corner of land conveyed by David M. Palmer et al. to Humberto H. Rego et al. (hereinafter "Rego") by deed dated September 1, 1990 and recorded in the Kennebec Registry Book 5722, Page 186, said iron rod is also set at the northeasterly corner of the Public easement, formerly known as College Place, see Kennebec Registry Book 5441, Page 121; thence

10) North Sixty-three Degrees, Forty-three Minutes, Eighteen Seconds West (N 63°-43'-18" W) along the northerly line of the land owned by Rego and of said Public Easement, a distance of One Hundred Seventy-two and 54/100ths (172.54) feet to an iron pin found at an angle point in said line; thence

11) North Sixty-seven Degrees, Fifty Minutes, Fifty Seconds West (N 67°-50'-50" W) along the same line, a distance of Twenty-nine and 67/100ths (29.67) feet to an iron rod set at the northeasterly corner of the land owned by Rego and said Public Easement and set at the northeasterly corner of the land conveyed by the Waterville Boys/Girls Club, Inc. et al. to Humberto Rego by deed dated March 27, 2000 and recorded in the Kennebec Registry Book 6173, Page 194; thence

12) North Sixty-seven Degrees, Forty-four Minutes, Nine Seconds West (N 67°-44'-09" W) along the northerly line of the second parcel of land owned by Rego, a distance of One Hundred

52-394

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-3-

Ten and 75/100ths (110.75) feet to an iron pin found at an angle point in said line; thence

13) North Sixty-eight Degrees, Four Minutes, Three Seconds West (N 68°-04'-03" W) along the northerly line of the second parcel of land owned by Rego, a distance of One Hundred Twenty and 50/100ths (120.50) feet to an rod set at the northwesterly corner of the said land, and set at the northeasterly corner of land conveyed by Gardiner Savings Institution, FSB to Gerald L. Vigne et al. (hereinafter "Vigne") by deed dated November 2, 1998 and recorded in the Kennebec Registry Book 5726, Page 216; thence

14) North Seventy-seven Degrees, Thirteen Minutes, Forty-four Seconds West (N 77°-13'-44" W) along the northerly line of the land owned by Vigne, a distance of Ninety-three and 92/100ths (93.92) feet to an iron pin found at an angle point in said line, and found at the northeasterly corner of a Fifteen Foot wide right of way benefitting the land herein conveyed and bordering the land of Vigne; thence

15) North Eighty-five Degrees, Forty-three Minutes, Fifty-nine Seconds West (N 85°-43'-59" W) along the northerly line of the land owned by Vigne and the northerly line of said right of way, a distance of One Hundred and 92/100ths (100.92) feet to an iron pin set on the easterly right of way line of Main Street at the northwesterly corner of said land and right of way; thence

16) North Five Degrees, One Minute, Fifty-one Seconds East (N 05°-01'-51" E) along the easterly right of way line of Main Street, a distance of Seventy-five and 64/100ths (75.64) feet to the iron pin found at the point of beginning.

The above described parcel of land contains Sixty-two Thousand, Three Hundred Eighty-five (62,385) square feet or One and 432/1000ths (1.432) acres, and is the same shown on a survey dated 1/00 and entitled, "Land Owned by Ferris Brothers, Inc.," 44 College Avenue, Waterville, ME, by K & K Land Surveyors, Inc. All iron rods called as "set" in the foregoing description are one-half (1/2) inch rebar, capped and labeled, "K & K Land Surveyors, Inc. PLS B 1132."

Being the remainder of the premises conveyed by Charles J. Ferris to Ferris Brothers, Inc. by three deeds, the first dated July 1, 1971 and recorded in the Kennebec Registry Book 1382, Page 177, the second recorded in the Kennebec Registry Book 1582, Page 180, and the third dated October 16, 1978 and recorded in the Kennebec Registry Book 2157, Page 164.

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UM:pan  
cc. file



*[Handwritten signature]*

RECEIVED KENNEBEC SS.  
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ATTEST: *[Handwritten signature]*  
REGISTER OF DEEDS